



Elliot Heath
ESTATE AGENTS

55 Page Hill, WARE
Guide Price **£450,000**

55 Page Hill

WARE, Ware

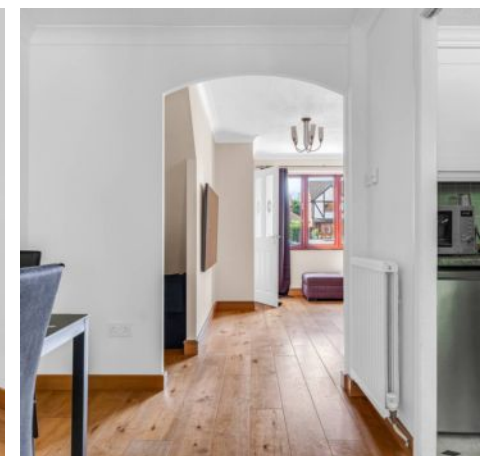
For sale: 3-bed family home in Ware's cul-de-sac with living room, dining room, kitchen, conservatory, shower room, landscaped garden, garage & driveway. Call Elliot Heath: 01920 293333.

Council Tax band: D

Tenure: Freehold

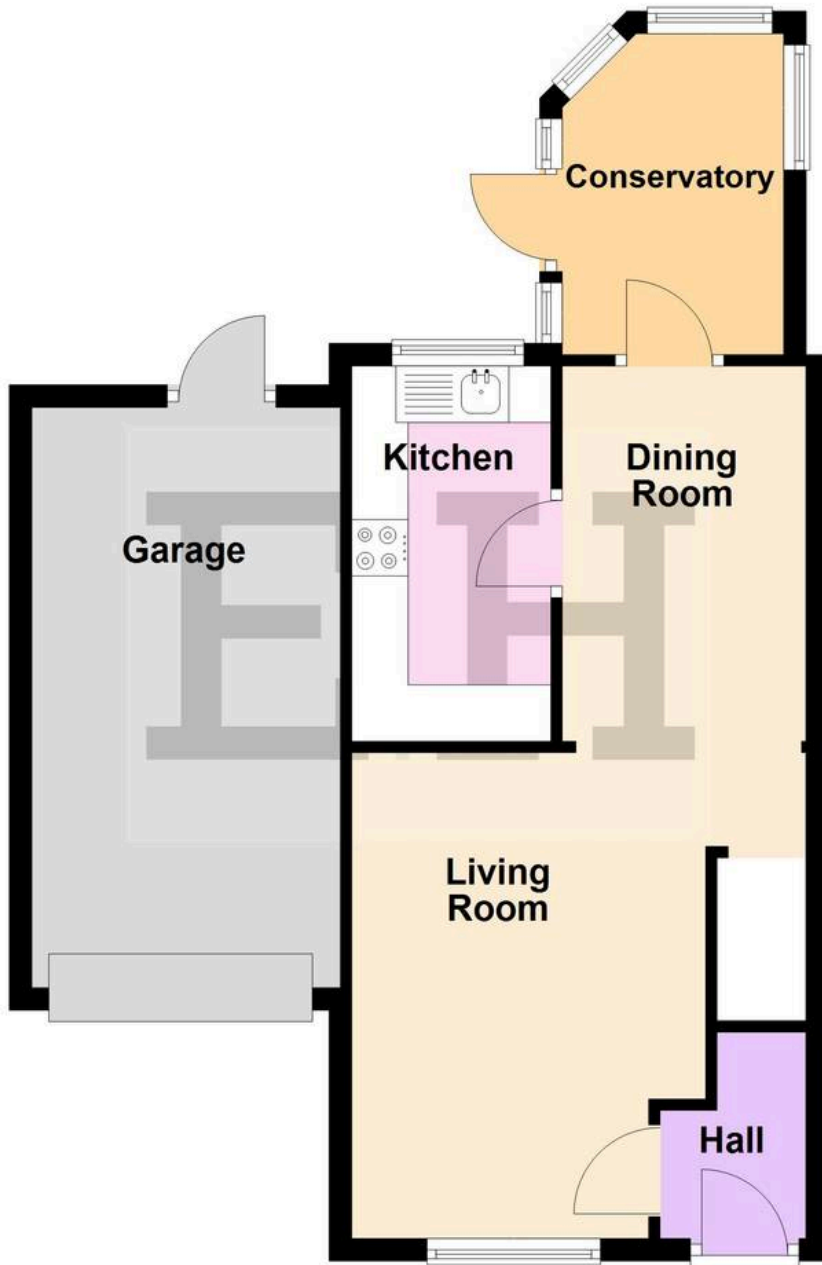
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 82.3 sq. metres (886.1 sq. feet)

Accommodation

Part glazed entrance door to:

Entrance Hall

With stairs rising to first floor landing, radiator, door to:

Living Room

14' 3" x 13' 5" (4.34m x 4.09m)

With double glazed window to front aspect, radiator, wood flooring, recessed storage area. Open to:

Dining Room

10' 7" x 7' 2" (3.23m x 2.18m)

With double glazed windows and double glazed door to conservatory, radiator, wood flooring. Door to:

Kitchen

10' 4" x 6' 2" (3.15m x 1.88m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer unit, integrated double oven and hob with extractor hood over, space for dishwasher and fridge/freezer, tiled splash back areas.

Conservatory

8' 10" x 7' 9" (2.69m x 2.36m)

With double glazed windows to rear and side aspects plus double glazed door to the garden, wall mounted heater, tile effect flooring.

First Floor Landing

With built-in storage cupboard, access to loft area and doors to:

Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.



Bedroom Two

9' 5" x 5' 9" (2.87m x 1.75m)

With double glazed window to rear aspect, radiator.

Bedroom Three

6' 7" x 6' 1" (2.01m x 1.85m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back areas, tile effect flooring, heated towel rail, fitted vanity unit.





REAR GARDEN

Low maintenance paved rear garden with steps up to a pergola area, entrance door to garage and ornamental pond.

DRIVEWAY

1 Parking Space

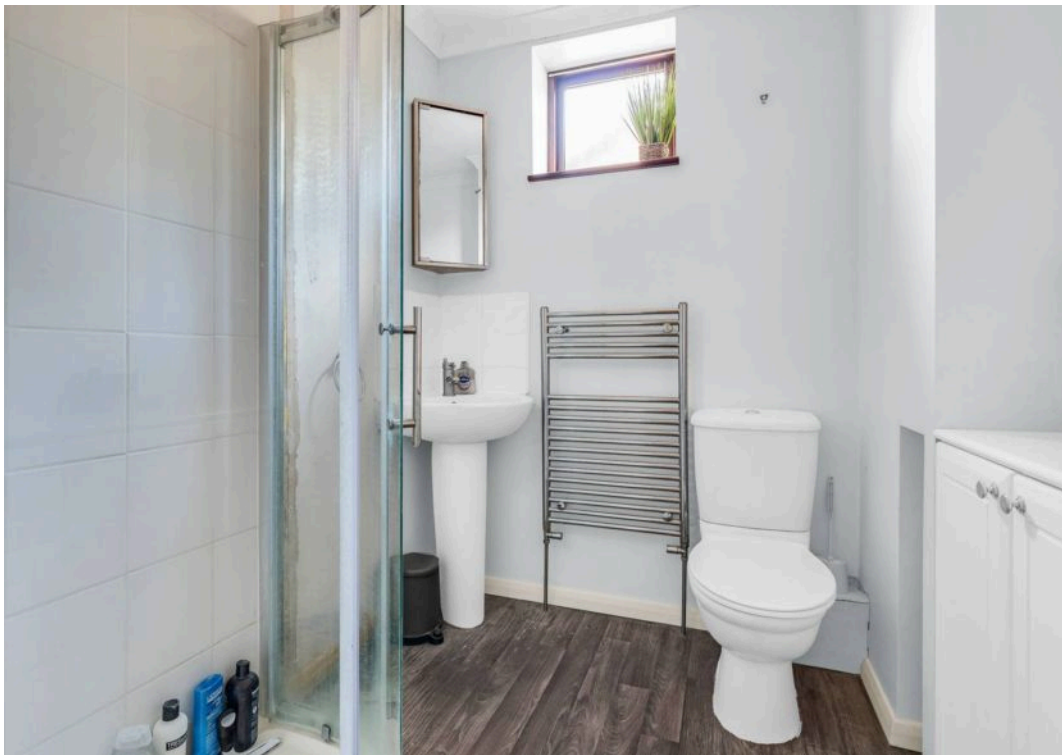
Driveway providing off street parking.

GARAGE

Single Garage

Garage with electric roller door to front aspect, power and light connected, personnel door to the rear garden.







Elliot Heath Estate Agents

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